



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**ORD. 2017-013:** To authorize the special use of the property known as 1000 Westover Road, a portion of the property known as 1001 Spottswood Road, and a 20-foot public alley, for the purpose of office use and limited special events, upon certain terms and conditions.

---

**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** February 21, 2017

---

#### **PETITIONER**

Jennifer D. Mullen, Esq., Roth Doner Jackson Gibbons Conklin, PLC

#### **LOCATION**

1000 Westover Road, a portion of 1001 Spottswood Road, and a 20-foot public alley

#### **PURPOSE**

To authorize the special use of the property known as 1000 Westover Road, a portion of the property known as 1001 Spottswood Road, and a 20-foot public alley, for the purpose of office use (i.e. the Maymont Foundation headquarters), and limited special events, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The subject property consists of two lots, 1000 Westover Road and 1001 Spottswood Road, separated by a 20' public alley and bound by Spottswood Road, Shirley Lane, Westover Road, and Maymont Park.

The subject property is located within the Byrd Park neighborhood of the Near West planning district. 1000 Westover Road contains 0.58 acres (25,265 sq ft) of land improved with a single-family detached residential structure constructed, per tax assessment records, in 1918, and that has a history of office use. 1001 Spottswood Road contains 0.52 acres (22,651 sq ft) of land improved with a single-family detached residential structure constructed, per tax assessment records, in 1982.

The proposed uses are not permitted in the underlying R-2 zoning district. A special use permit is therefore required. Changes to the existing rights-of-way in the vicinity are needed to accomplish the development proposed by the special use permit, and would be enabled by ORD. 2017-011.

Staff finds that use of the subject property, which is adjacent to Maymont Park, as office headquarters for the Maymont Foundation is an appropriate use for the property and that proper conditions are in place to regulate the proposed special events.

Staff further finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. Specifically, staff finds that the proposed use would not be detrimental to the general welfare of the community involved and

would not create congestion in the streets in the area involved. Therefore, staff recommends approval of the special use permit request.

---

## **FINDINGS OF FACT**

### **Site Description**

The subject property consists of two lots, 1000 Westover Road and 1001 Spottswood Road, separated by a 20' public alley and bound by Spottswood Road, Shirley Lane, Westover Road, and Maymont Park.

### **Proposed Use of the Property**

The use of the property shall be as office use (i.e. the Maymont Foundation headquarters), accessory uses thereto, and limited special events.

Demolition of the building at 1001 Spottswood Road and expansion of the building at 1000 Westover Road is proposed as part of this special use permit.

Relocation of Spottswood Road south of Shirley Lane and closure of the 20' public alley would be undertaken as part of this development.

### **Master Plan**

The Land Use Plan of the City of Richmond's Master Plan designates the subject property for Single-Family (Low Density) land use. Primary uses in this category are single-family detached dwellings at densities up to seven units per acre, with residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses (p. 133).

### **Zoning & Ordinance Conditions**

Currently, the subject property is zoned in the R-2 Single Family Residential district, which does not allow office use or accessory event space. However, 1000 Westover Road has a history of special approvals pertaining to office use.

The special use permit would impose limitations to the development of the site and expansion of the proposed office use. The special events would also be regulated by the special use permit, in terms of location on the property, number of events and attendees, hours of operation, provision of parking, and orientation of outdoor speakers. The property owner would also be required to provide the William Byrd Terrace Association with a special event management plan.

### **Surrounding Area**

All surrounding properties are located within the same R-2 zoning district as the subject property. The predominant land uses in the area are single-family residential and public-open space.

**Neighborhood Participation**

Staff sent notice of this request to the William Byrd Terrace Civic Association and Councilman Agelasto. Staff has received no letters of support or opposition.

**Staff Contact:** Matthew Ebinger, Acting Principal Planner, (804) 646-6308